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San Luis Obispo County

Department of Planning and Building Memorandum

DATE: August 2, 2005

TO: Planning Commission

FROM: Martha Neder, AICP, Planner

SUBJECT: LRP2004-00024 Cambria and San Simeon Acres Community Plans

This is a complete packet of proposed replacement pages for Chapters 3, 4, 5, and 6. Text to be inserted looks like this: insert text. Text to be deleted looks like this: delete text.

In order to facilitate your review of these chapters on August 10, 2005, this package includes all of the proposed replacement pages for Chapters 3, 4, 5, and 6. Although you may choose to, it is not necessary to refer to previously distributed packages for replacement pages proposed for these chapters.

Please bring this package to the August 10, 2005 Planning Commission meeting.

Thank you.

Adequate water and sewer capacity exists to the year 2000. However, Cambria and the rural areas may experience potential school deficiencies before year 2000. San Simeon Acres appears to have adequate water supply and sewage capacities for projected growth and will not contribute significantly to school enrollments. Proposed tourist facilities will require development of water and sewage disposal facilities, but these resources and needs will be studied in conjunction with preparation of development plans. The impact of community growth and development of tourist facilities and vacation homes on Highway One traffic will also require study.

1. Water Supply (RMS)

Water Resources

Ensuring adequate water is essential for the future development of the North Coast Planning Area. Decisions involving the need for providing provisions for additional water supplies will have far-reaching implications for all of the area.

Estimates of the adequacy of water resources in the North Coast Planning Area vary, depending on the definition of "water supply" upon which they are based, and upon assumptions about "demand." Estimates of the adequacy of water resources in the North Coast Planning Area vary depending upon the volume and timing of seasonal rainfall, as well as the balance that must be maintained between municipal, agricultural, and environmental issues. All of the north coast creeks that are tapped for such uses could be subject to dry season limitations depending upon the type of rainy season that occurs, as no imported water is provided to the area. Summer months also have the highest demands due to increased occupancy, tourism, and irrigation requirements. Cambria, for example, based on its legal entitlement, does not have enough water to support its residential and commercial uses without demand management, and it is likely that the actual amount of water available is less than the legal entitlement. Thus, as a practical matter, the community's seasonal demand is now greater than the available supply in years of below average rainfall. All of the north coast creeks are subject to summertime limits due to reduced rainfall. Summer months also have the highest demand for water because of increased occupancy of vacation homes and hotel rooms, and tourism.

Local water resources in the North Coast Planning Area appear to be adequate for growth needs through the year 2000. The conflict between expanding domestic uses and expanding agricultural uses of water is minimal; lessened because of limitations of climate and topography for expanding irrigated uses, and; There are, however, concerns about the natural environmental impacts resulting from reduced groundwater tables and stream flows.

B. UTILITY SERVICES

Most of the groundwater basins in the northern part of the North Coast Planning Area are presently undeveloped, have relatively small storage capacities and are maintained by

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Although irrigated agriculture uses some of the available water, only minimal expansion of irrigated agriculture is foreseen. Growth in water demands will occur due to the expected influx of population and tourists.

Table 3-2
Groundwater Resources
North Coast Planning Area

Groundwater Basin	(2) Usable Storage (AF)	Safe Annual Yield (AFY)	(9) 1997-98 Ag Demand (AF)	1998-99 Urban Demand (AF)
San Carpoforo	600	*	Low Estimate 340	None
Arroyo de la Cruz	2200	1244 (1)		None
Pico	150	120 (3)	High Estimate 514	107 (7)
San Simeon	1300	1040 (4)		752 (8)
Santa Rosa	6000	2260 (4)	Average 427	None
Villa	0	1000 (6)		None

Notes:

- * Data Not Available
- (1) Envicom, May 1982, Final Stage EIR, Hearst Ranch Visitors Services Water Supply Project Development Plan, Application 25881 to Appropriate Unappropriated Water, SCH 80010801
- (2) San Luis Obispo County Master Water Plan Update, 1986.
- (3) Cleath, Timothy, S., March 1986 Ground Water Availability - Pico Creek Ground Water Basin, San Simeon Acres Community Services District.
- (4) Cambria County Water District, February 1976, Engineering Report on Proposed Water System Improvements and Master Plan.
- ~~(5) Yates, Eugene B., et al, (1994), Hydrogeology, Water Quality, Water Budgets, and Simulated Responses to Hydrologic Changes in Santa Rosa and San Simeon Creek Ground Water Basins, San Luis Obispo County, USGS Water Resources Investigations Report 91 - (draft unpublished).~~
- (6) California Department of Water Resources, 1958, San Luis Obispo County Investigation: State Water Resources Board Bulletin No. 18, vol I and II.
- (7) San Simeon Community Services District.
- (8) Cambria Community Services District.
- (9) SLO County Master Water Plan Update, Phase I Data Compilation Report, EDAW, Inc, 1998.

Long-term demands for supplemental water should be integrated into the planning process for both the north and central coast areas. The most A-likely Possible future water sources for population centers of the North Coast Planning Area are is either the Nacimiento project, or surface storage developed on, or near, one of the coastal creeks, and desalination. In the near term, 2004 to 2006, the most feasible approaches appear to be conservation, retrofit programs, reclamation of waste water for irrigation, and desalination.

Groundwater basins and safe yields are indicated in Table D

2. Sewage Disposal (RMS)

~~Sewage disposal in rural and agricultural portions of the planning area is served entirely by septic tanks.~~ Sewage disposal in Cambria is provided by the Cambria Community Services District (CCSD). The San Simeon Acres Community Services District provides service for San Simeon Acres and Hearst San Simeon State Historical Monument. Sewage disposal in Cambria and San Simeon Acres is discussed in more detail in sections E.2 and F.2 below.

3. Solid Waste Disposal

Rural areas must rely on individual disposal for solid waste. Solid waste disposal in San Simeon Acres is by private contractors serving San Simeon State Park and Beach, Hearst Castle, Cambria U.S. Air Force Station, and San Simeon Acres. The Cambria Community Services District contracts for disposal service within the district boundary. The Los Osos Landfill has been closed since 1988, and the former disposal site located north of Cambria has closed several years before that. and all waste is now being hauled to the Cold Canyon Los Osos landfill site 7.5 miles south of San Luis Obispo. A centralized transfer station is needed near Cambria. Consideration should be given to a new site within the planning area to avoid long trips and wasting energy. A proposal has been made to site a transfer station in the Morro Bay area. This transfer station would help reduce long trips and wasted energy. It would also give the hauler the ability to perform source separation to reduce the waste stream and begin to approach the 25 percent recycling goal in the County Recycling Plan.

Also needed is a regional composting facility to process greenwaste, including the disposal of significant amounts of cut trees and stumps. As residential growth continues in the Cambria Monterey pine forest, trees are removed to accommodate new homes. Likewise, with increased awareness of dangerous tree situations and disease, more trees are likely to be cut. Infected material will need special attention to prevent further spread of diseases such as pine pitch canker and bark beetles.

4. Drainage

Drainage courses include many coastal streams leading from the mountains to the ocean. The more significant watersheds ~~ones~~ are Santa Rosa Creek, San Simeon Creek, Pico Creek, Little Pico Creek, Arroyo de la Cruz and San Carpofofo Creek. These are anadromous fish streams primarily known for steelhead which provide habitat for, among other species, steelhead trout (*Oncorhynchus mykiss*), a species listed by the federal government as threatened on the California south-central coast. Flood hazards exist during periods of intense or prolonged rainfall on portions of these watersheds. Santa Rosa Creek is the most significant in this regard because it passes through Cambria. Precautions must be taken with development in minor tributaries and swales ~~as well, for because~~ these areas also collect substantial runoff. Increased runoff in the urban areas can be expected with further development of paved streets and residential construction.

The Cambria Community Services District's Feasibility Report of 1976 projected a daily use of 140 gallons per capita per day. The condition established by the Coastal Commission requiring the 20 percent reserve for nonresidential use, leaves 504 acre-feet for residential use during the dry season. Based on CCSD's Water Master Plan Phase 2 report, the average residential use per connection is approximately 144 gallons per day. Applying this water consumption figure to the total dry-season residential allocation of 1,230 504 acre-feet, indicates that the total population number of dwelling units served would be 7,885 approximately 4,120 people. This represents an increase of 120 units above the 4,000 unit total for January 2005, as reported by the CCSD.

The CCSD's Water Supply Analysis concluded that a 10-percent increase in connections could be achieved at a reliability level of 90-percent. A 10-percent increase equated to a total of 5,259 commercial and residential connected equivalent dwelling units (EDUs), including 4,781 existing commercial and residential EDU connections at the time. After reviewing this finding during a November 15, 2001 meeting, the CCSD Board declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted to approximately 202 EDUs at the time of the November 15, 2001 moratorium. Since then, approximately 80 EDUs out of the 202 EDUs have been connected.

Water Supply in Dry Years

Cambria's annual dry-season water shortage has long been a cause for concern. Customers of the Cambria Community Services District were under a mandatory conservation program from early in the summer of 1990 until the end of the drought in 1993. The conservation program resulted in reduced consumption of approximately 28 percent compared to 1989. This reduced consumption allowed the community's usage to remain within the limits of its dependable supply. However, if no conservation program had been in effect, consumption might have exceeded the dependable monthly supply.

The 1998 USGS Report provides additional details regarding Cambria's seasonal water shortage. "The water supply for the Cambria area is vulnerable to drought because the ground-water basins provide the only supply of water during the dry season and because ground-water storage capacity is small relative to the demand for water." The USGS report evaluated various drought scenarios as follows:

1. **Single Long Dry Season.** "If the dry season were exceptionally long and pumping continued unabated, wells could go dry or subsidence or seawater intrusion could occur before recharge begins the following winter. Partly for these reasons, there are (regulatory) limitations on annual and seasonal quantities of municipal pumpage for both basins. The longest dry season on record for San Simeon Creek (269 days in 1977) has an estimated recurrence interval of about 20 years. The longest dry season on record

There are currently two County parks within the Cambria CSD. Lampton Cliffs Park is a 2.2 acre neighborhood park with trails and coastal access. Shamel Park is a 6-acre County community park located on Windsor Boulevard. Shamel park provides picnic areas, play equipment, a swimming pool and coastal access. There are also developed coastal access ways at Wedgewood Street and Harvey Street. Green Space, The Cambria Land Trust, owns 11 pocket parks in Cambria as well as Strawberry Canyon, a 16.0-acre open space area, and the Center Street 1.6-acre open area.

In November 2000, the CCSD took title to the ~~more than 400-acre~~ 417-acre East West Ranch with the intention of using the ranch for public recreation and open space. The Parks and Recreation Department (~~former PROS Commission~~) is currently facilitating the development of a ~~29 to 30 acre~~ community "active recreation" park on the East Ranch. The community park could include a community center in addition to other sports and recreation facilities.

Regional Parks. The Master Plan estimated that the county as a whole, including the North Coast Planning Area, met the standard for regional facilities. However, because the standards recommend that a regional park be no further than one hour from the users, Cambria does not meet the standard. Current estimates indicate that a regional park is needed in the north coast.

Neighborhood and Community Parks. Tabulation of existing neighborhood and community park acreage, including 50 percent credit for school playgrounds, indicates that Cambria's 1999 supply of park acreage is approximately 85 percent of the recommended standard. Recreation acreage in Cambria is summarized in Table 3-6.

Table 3-6
Neighborhood and Community Park Status
North Coast Planning Area

Community	Current Supply (Acres)	Current Need (Acres)	Estimated Need, Buildout (Acres)
Cambria	29	34	121
San Simeon Acres	0	2	4
Total	29	36	125

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Table 4-1
Existing Land Use Acreage - North Coast Planning Area

Land Use Category	San Simeon Acres	Cambria	Rural North Coast	Total Study Area
Agriculture	-	39.78	<u>99,037.35</u> <u>98,990</u>	<u>99,077.35</u> <u>99,029.78</u>
Rural Lands	-	-	<u>3,338.51</u> <u>3,295.51</u>	<u>3,338.51</u> <u>3,295.51</u>
Recreation	-	<u>41.88</u> <u>141.88</u>	1,750.21	<u>1,792.09</u> <u>1,892.09</u>
Open Space	-	<u>515.02</u> <u>216.58</u>	-	<u>515.02</u> <u>216.58</u>
Residential Rural	-	-	-	0.00
Residential Suburban	-	<u>57.54</u> <u>136.44</u>	-	<u>57.54</u> <u>136.44</u>
Residential Single-Family	-	<u>893.99</u> <u>1,070.69</u>	<u>9.3</u>	<u>893.99</u> <u>1,079.99</u>
Residential Multi-Family	<u>39.21</u> <u>34.97</u>	<u>70.73</u> <u>90.17</u>	<u>6.0</u>	<u>109.94</u> <u>131.14</u>
Office & Professional	-	<u>13.05</u> <u>14.3</u>	-	<u>13.05</u> <u>14.30</u>
Commercial Retail	<u>41.81</u> <u>46.55</u>	<u>64.61</u> <u>74.96</u>	36.70	<u>143.12</u> <u>158.21</u>
Commercial Service	-	<u>21.81</u> <u>17.91</u>	-	<u>21.81</u> <u>17.91</u>
Industrial	-	-	-	0.00
Public Facilities	<u>.73</u> <u>.23</u>	<u>72.06</u> <u>65.46</u>	44.19	<u>116.98</u> <u>109.88</u>
TOTAL (NET) ACRES	81.75	<u>1790.47</u> <u>1,868.17</u>	<u>104,207.18</u> <u>104,131.91</u>	<u>106,079.40</u> <u>106,081.83</u>
TOTAL ACRES	114	<u>2,350.94</u> <u>2,428.64</u>	<u>105,679.42</u> <u>102,468</u>	<u>108,144.36</u> <u>104,917.40</u>
Notes: 1. Net acres reflect areas within individual property ownerships. Is used to compute absorption capacity and buildout. 2. Total acres are net areas plus areas within road rights of way, and beach areas along the bay or ocean. Difference between gross/net is: (32.25 ac SAN SIMEON), (560.47 ac CAMBRIA), and (2,078.48 ac RURAL AREA).				

A. Rural Area Land Use

*(The Rural Area is not part of this Plan Update.) *

B. Cambria Urban Area Land Use

Cambria is an unincorporated community located 20 miles north of Morro Bay and 23 miles south of the Monterey County line. Cambria's outstanding natural environment is its most precious resource, along with including native forests of Monterey Pine, creek side areas, and a scenic coastline with interesting beaches. The surrounding outlying areas are devoted to agricultural uses, primarily grazing, which contribute to the unique setting of Cambria.

Cambria is located within Rancho Santa Rosa, an original Mexican land grant. The town was established in the late 1860's to accommodate shipping of mining and agricultural products in the central coast region. The hills around the original commercial area were subdivided in the late 1920's into 25-foot lots by the Cambria Development Company, which also installed the original water supply and distribution system. Cambria today is an attractive center for both retired persons and tourists visiting the central coast.

The Urban Reserve Line (URL) of Cambria encompasses approximately ~~1,764~~ 1,800 net acres available for ~~urban land~~ development, and approximately 2,400 gross acres for all uses. The Urban Services Line (USL) indicates the area to which urban services, particularly water and sewer, should be extended when available. The Cambria Urban Area includes the proposed former Fiscalini Ranch (East/West Ranch) area ~~development~~ in the central part of the community which is planned for ~~to include single and multiple family residential, public recreation, and open space uses following acquisition by~~ These land uses shown on the plan map and described separately in the text, are based on a generalized concept plans and may be subject to changes in configuration when the detailed development plans is are prepared: nonprofit organizations and agencies in 2000.

The Cambria Urban Area is divided into neighborhoods. These areas, which shown in Figure 4-2, are named to provide a convenient aid to location in the text discussion of land uses. ~~are shown in the following map:~~

Open Space

Areas in Cambria designated as Open Space include the state-owned flood plain and riparian vegetation at the mouth of Santa Rosa Creek west of Highway One, and portions of the former Fiscalini Ranch (East/West Ranch). Areas of The East/West Fiscalini Ranch ~~which~~ should remain in a the natural state with uses limited to passive forms of recreation and public coastal

Future growth in both the County and the State will affect Main Street and Highway One. With approximately one-third of Cambria's downtown land underdeveloped or vacant, substantial commercial buildout may occur during the term of this Plan. Preparation of future Specific Plans and LCP amendments should carefully address these issues before a commitment to substantial development is made.

The 2005 Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft Environmental Impact Report recently updated North Coast Circulation Study and the 1996 Draft Environmental Impact Report for the North Coast Update examined daily volume and levels of service summer weekday peak hour volumes for various roadway segments in the Planning Area. Existing and forecast traffic volume and corresponding levels of service are shown on Table 5-2.

Emergency response is a significant unmet need, and the ability of residents in certain areas in Cambria to evacuate in case of a forest fire is limited. In the future, a number of collector roads may be needed to guide traffic out of the three major residential areas to Highway One, and away from any advancing fire. Similarly, a connection is needed between Park Hill and Lodge Hill to enhance safety and emergency access.

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Table 5-2
Existing and Future Average Daily Segment Analysis
Roadway Levels of Service North Coast Planning Area
(Based on Peak Hour Traffic Volumes)

Roadway Segment	Existing		Buildout	
	Daily Volume	LOS	Daily Volume	LOS
Hwy One, south of Hwy 46	8,034	A	11,641	B
Hwy One, Hwy 46 to Ardath Dr.	7,588	A	*	*
Hwy One, between Burton Drive and Ardath Drive	13,360	C	19,357	C
Hwy One, between Main Street and Burton Drive	10,213	A	*	*
Hwy One, north of Cambria	7,100	A	10,995	A
Hwy One, south of County Line	2,600	A	10,287	A
Hwy One, between Main Street and Cambria Drive	*	*	3,767	A
Hwy One, between Cambria Drive and Burton Drive	*	*	17,485	C
Hwy 46, east of Hwy One	4,399	A	6,287	A
Main St., Cambria Drive and Burton Drive	9,075	A	13,149	C
Main St., Burton Drive and Hwy One	3,069	A	4,446	A
Main St., between Hwy One and Cambria Drive	10,003	A	14,494	C
Ardath Dr., west of Hwy One	4,146	A	6,007	B
Source: <i>Draft EIR Cambria and San Simeon Acres Community Plans of the North Coast Area Plan, 2005.</i>				

* This data will be updated in the Final EIR. Table 5-2 will be updated accordingly.

A. Combining Designations

1. Geologic Study Hillside Areas (GSA). This designation for rural areas basically includes moderate to high landslide risk areas and moderateto high liquefaction hazard areas as identified in the Seismic Safety Element. Two areas, however, were reevaluated by Envicom Corporation. The Environmental Data Base for Hearst Ranch removed some former high risk rated areas from the coastal lowlands. The Geologic Study Area for the Cambria Urban Area, formerly identified as a moderately high risk area, is limited to those unsubdivided portions of the community where slopes are greater than 20% encompasses the entire Cambria Urban Reserve Area. These areas of steep slopes must be evaluated for engineering problems associated with building and access construction related to lot size as well as possible aesthetic adverse visual impacts of caused by hillside grading for roads and building sites.

2. Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, and Perry, and Creeks (FH). These are identified areas of potential flood hazards; development and fill in the creeks should be avoided. or incorporate mitigation measures. Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout. (Mod43a)

3. North Coast Shoreline (SRA). The entire shoreline is a valuable scenic and natural resource which must be protected from excessive and unsightly development. Most of the coastline consists of low marine terraces with accessible beaches and coves, interspersed with rocky shorelines and steep bluffs providing for a variety of passive recreation uses. Offshore are found rocks, reefs, and kelp beds. The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaClift Estates) northward through Monterey County. The rugged, Sierra Nevada, San Simeon and Piedra Blancas points are of significant visual and environmental importance. The entire North Coast between Ragged and San Simeon Point and Reef also sustains important are marine habitats, and provides for a variety of passing recreation uses. resources of particular importance. North of San Carpoforo Creek, steep-sloped mountains rise abruptly from the ocean, limiting public use to the scenic views from Highway One.

4. Monterey Pine Forests (SRA)(TH). Native Monterey Pines occur in only a few areas along the California coast from north of Santa Cruz south to Cambria, and on one of the Channel Islands off the Santa Barbara County Coast. While widely grown in the Southern Hemisphere as a commercial timber, the Monterey pine occurs in only three

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areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. These stands are extremely important as a "gene pool," due to genetic variations found there. Relatively undisturbed stands occur on the Cambria fringe area and in isolated pockets to the north. Monterey pine forests cover most of the Cambria Urban Area. The larger remaining stands in undeveloped areas should be retained intact as much as possible, by use of designing cluster development at very low densities in open areas or areas of sparse tree cover. and preservation of finer specimen stands is recommended through the use of open space easements, avoidance by development, and direct purchase. The introduction of hybrid species of pines is discouraged in the forest.

- 5. North Coast Creeks (SRA)(ESHA).** Portions of Santa Rosa, San Simeon, Pico, and Little Pico, Arroyo de la Cruz, and San Carpoforo Creeks are anadromous fish streams which should be protected from impediments to steelhead migration and spawning. Adjacent riparian and wetland areas provide important wildlife habitat. Ground water and surface waters are linked, and maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout.
- 6. Local Coastal Program (LCP).** The Coastal Zone encompasses all lands within the Cambria URL and the San Simeon Acres VRL ~~Cambria and almost all of the North Coast Planning Area.~~ The LCP Combining Designation identifies specific programs to ensure that access to the shoreline is provided and that coastal resources are protected in accordance with the policies of the Local Coastal Program.
- 7. Bluff Erosion (GSA).** Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located so that it can withstand 75 years of bluff erosion, without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement along the beach.
- 8. Archaeologically Sensitive Areas (AS).** The Archaeologically Sensitive Combining Designation identifies urban and rural areas known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and possibly a surface search prior to approval. Standards to protect resources are described the LCP Policy Document, and Chapter 7: Combining Designation Standards of the Coastal Zone Land Use Ordinance.
- 9. Visitor Serving Areas (V).** The commercial and recreation land use categories along Main Street in Cambria possess unique, visually pleasing characteristics which serve as visitor destination points.

10. San Simeon Creek Lagoon (SRA).

★(The Rural Area is not part of this Plan Update.) ★

11. San Simeon Point (SRA).

★(The Rural Area is not part of this Plan Update.) ★

12. Arroyo de la Cruz (SRA).

★(The Rural Area is not part of this Plan Update.) ★

13. Piedras Blancas Dunes (SRA).

★(The Rural Area is not part of this Plan Update.) ★

14. San Simeon Creek Lagoon (SRA).

★(The Rural Area is not part of this Plan Update.) ★

B. Historic Combining Designations (H):

The following structures and sites are identified as potential historic resources in the Planning Area. Historic designations are meant to protect the historic structure or resource, and the site directly related to the resource. Typical repair and maintenance activities are usually exempt from the standards and permit requirements of the LCP. Unless unusual circumstances exist, these standards do not apply to development or other activities beyond 200 feet from the identified historic resource. Permit requirements for development affecting historic sites are found in CZLUO Chapter 23.03 Permit Requirements and Section 23.07.100 Historic Site of the Coastal Zone Land Use Ordinance.

1. **The Lull House (H).** This is the first structure built in Cambria. In 1865, before there was a town, George Lull operated a general merchandise store on the lower floor and lived upstairs. (Located at 2581 Main Street, reference APN 013-241-014).
2. **The Olallieberry Inn (H).** This structure was built in the 1870's by the Manderscheid brothers who were pharmacists from Germany. (Located at 2476 Main Street, reference APN 013-242-005).
3. **The Leffingwell House (H).** This house is located on Main Street, and was built in the 1880's by the Leffingwell family. William Leffingwell Sr. settled along the central coast in 1858, and established a beach landing, the first flour mill, and the first sawmill in the county. His sawmill produced the rough slabs of local pine that went into building "Slabtown," Cambria's early nickname. (Located at 2420 Main Street, reference APN 013-242-002).
4. **The Old Santa Rosa Chapel (H).** This church was built in 1870, and was the first church in the county built outside of mission grounds. A walk through the cemetery in back reveals the names of many of the Italian-speaking Swiss who settled in the area in the mid-1870's and established thriving dairy farms. (Located at 2353 Main Street, reference APN 013-241-022).
5. **The Thorndyke House (H).** Home to several popular restaurants in recent years, this house on Bridge Street was built around 1880. Captain Thorndyke was the first lighthouse keeper at Piedras Blancas. (Located at 4286 Bridge Street, reference APN 013-241-004).
6. **The First Presbyterian Church (H).** The little white church on Bridge Street was built in 1874, and has been the home of several Protestant denominations. Calvin Coolidge once attended this church while visiting W.R. Hearst. (Located at 4314 Bridge Street, reference APN 013-241-003).

26. Hearst Ranch Headquarters (H)

★(The Rural Area is not part of this Plan Update.) ★

C. Proposed Public Facilities Combining Designations

The Land Use Element designates approximate locations of major proposed public facilities as Combining Designations. These include schools, parks, water and sewage treatment works, and other facilities necessary to serve the population proposed in the Plan. Full review of projects which might be proposed to implement these facilities is would be necessary, because as recognition as a Combining Designation does not assume that a project will be found consistent with the Local Coastal Program plan and other environmental policies and regulations.

1. **Cambria Facilities.** Proposed public facilities for the Cambria Urban Area are designated symbolically indicated on the Combining Designations maps. These include generalized site areas for future elementary schools and parks. These include a new elementary school and several community-serving park sites. Other facilities, such as a new post office and police substation, are not shown on the maps because a number of locations may prove to be suitable.
2. **Community Park Facilities.** Both Cambria and San Simeon Acres have a need for parks that primarily serve residents in the area. Local park plans have more detailed recommendations for locations and facilities than the designations found in this Community Plan. The Combining Designation maps show approximate locations where public parks would be desirable.
3. **Regional Park needs.** The regional parks nearest to the Planning Area are El Chorro Regional Park near San Luis Obispo, and the regional park located in the community of Atascadero. Because of the distance, there is a need for an additional facility in the North Coast Planning Area. This Plan indicates a potential park in the rural area near the community of Cambria. However, the exact location should be studied further.